

PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

FOR

18404 MULE BARN ROAD COMMERCIAL PUD

WESTFIELD, INDIANA



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**18404 MULE BARN
ROAD COMMERCIAL
PUD**

18404 Mule Barn Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
06/04/2021
PROJECT PHASE:
ISSUE FOR PERMIT

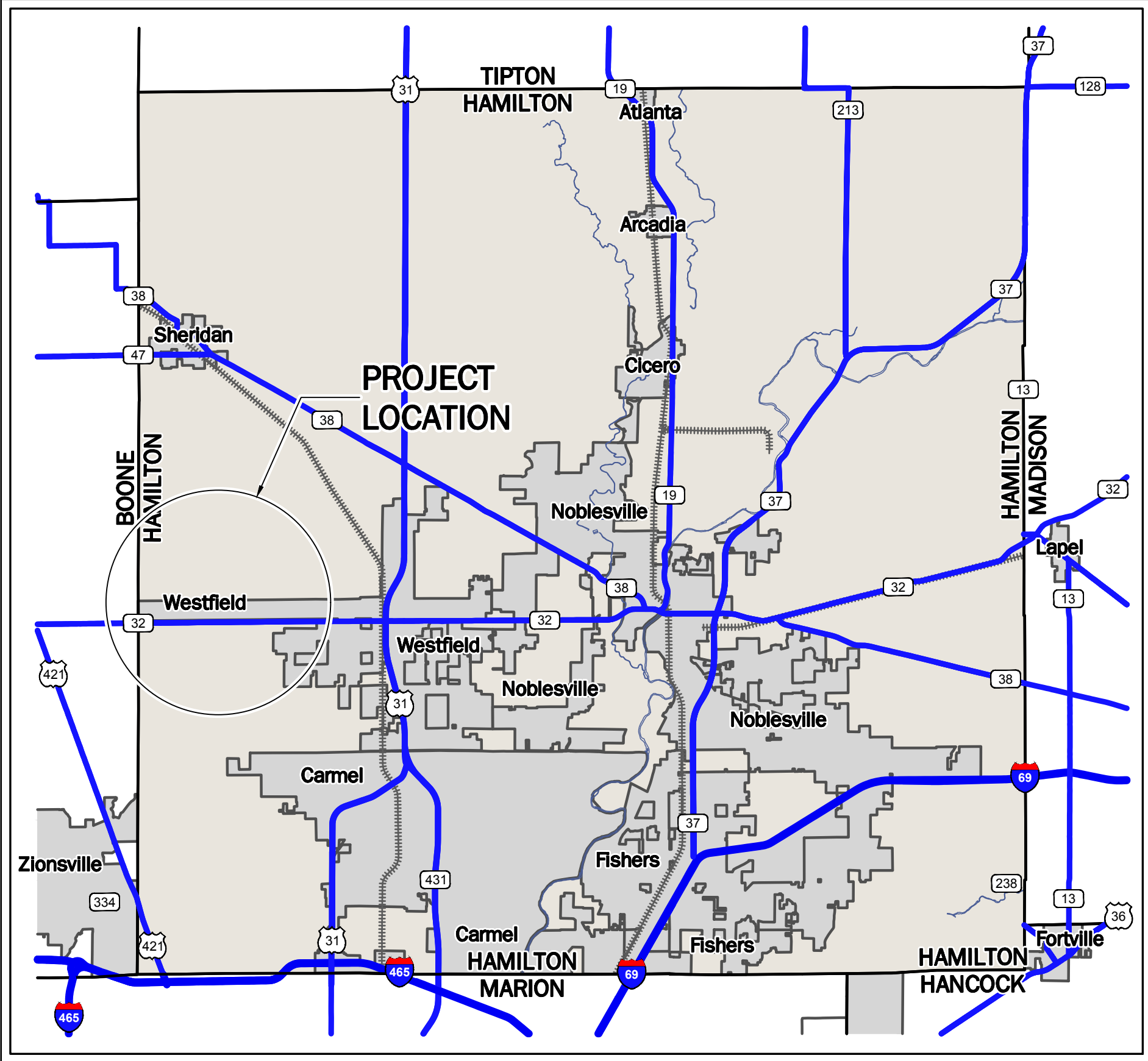
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.01414

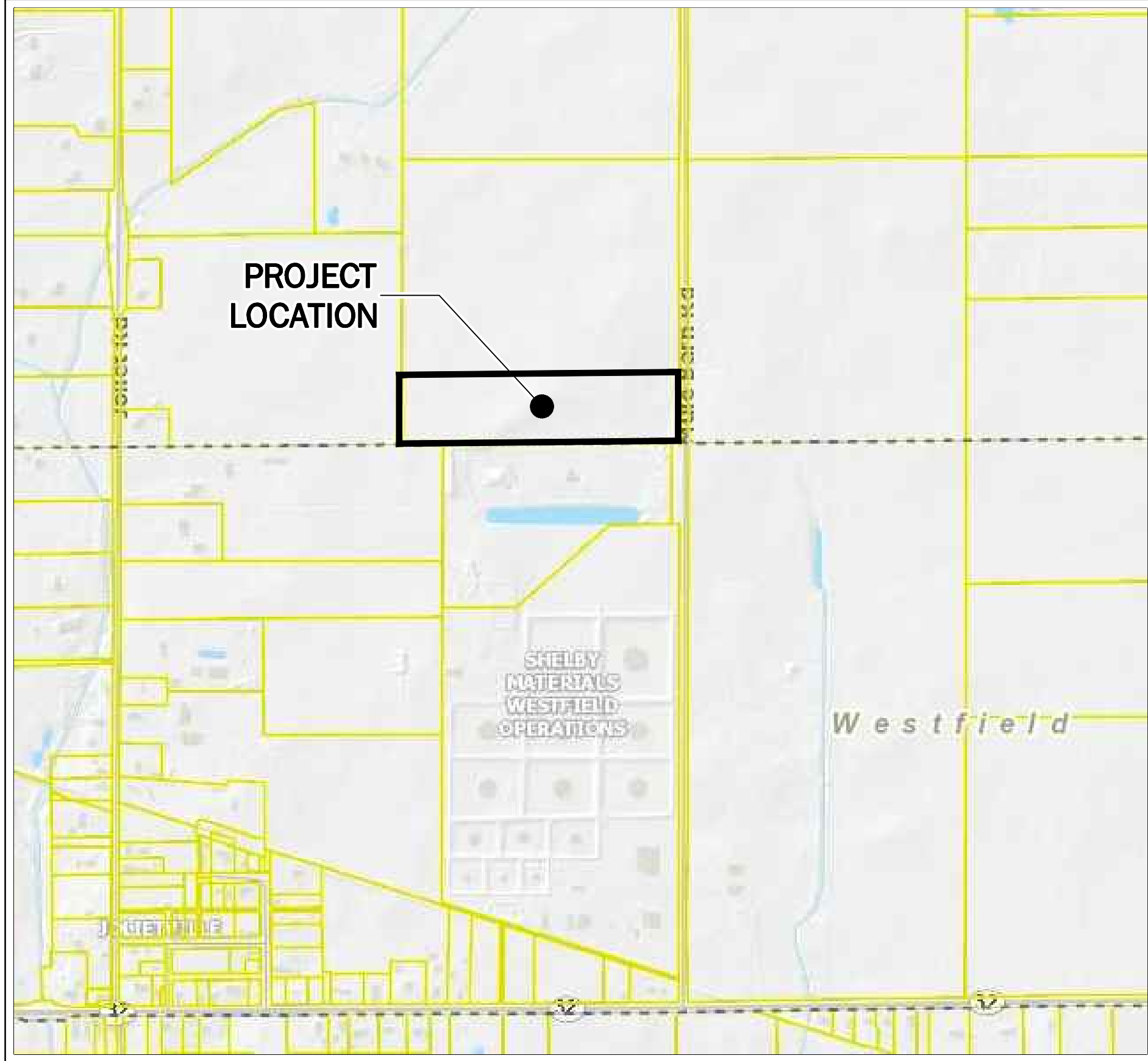
TITLE SHEET

C001



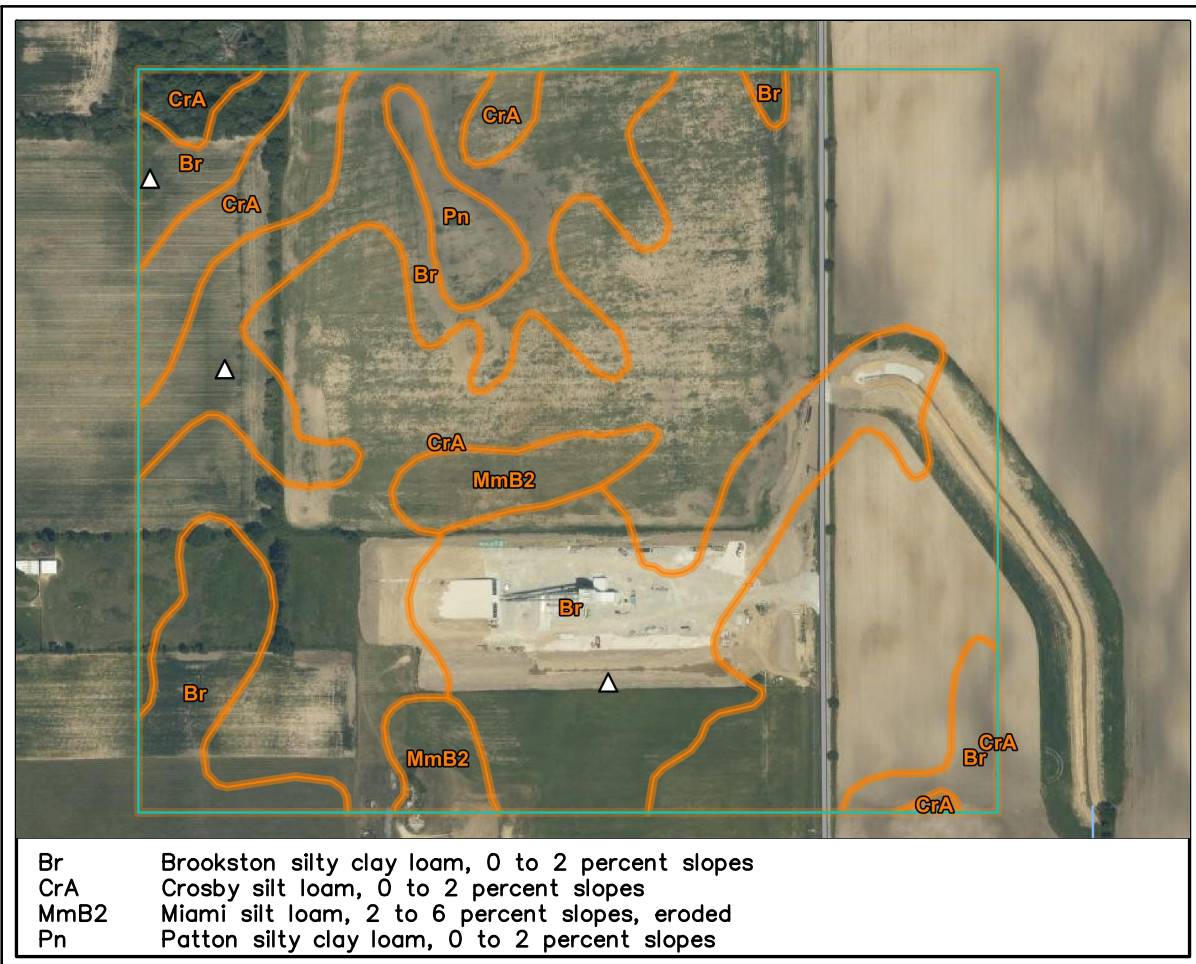
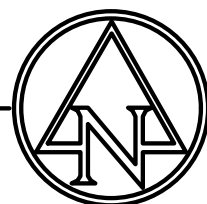
LOCATION MAP

NOT TO SCALE



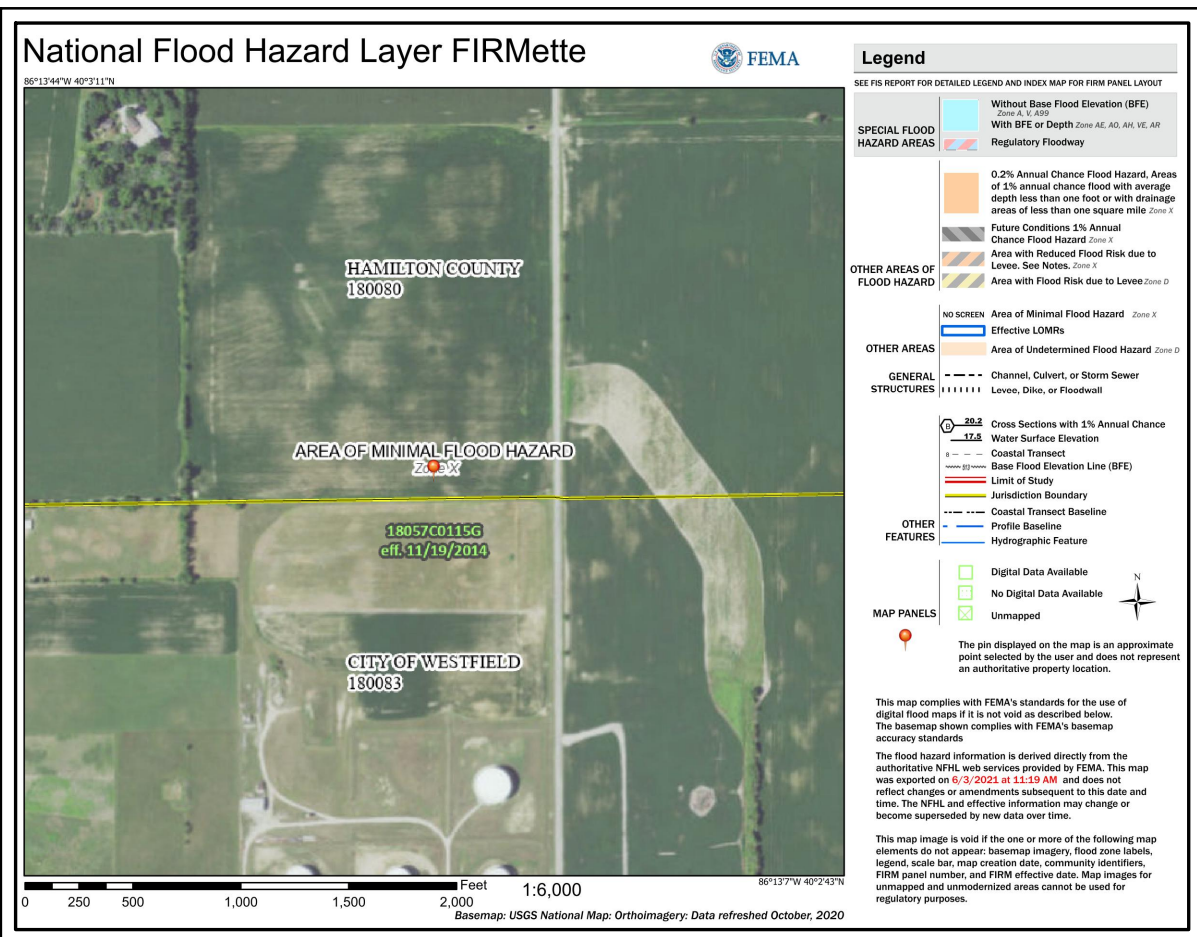
VICINITY MAP

NOT TO SCALE



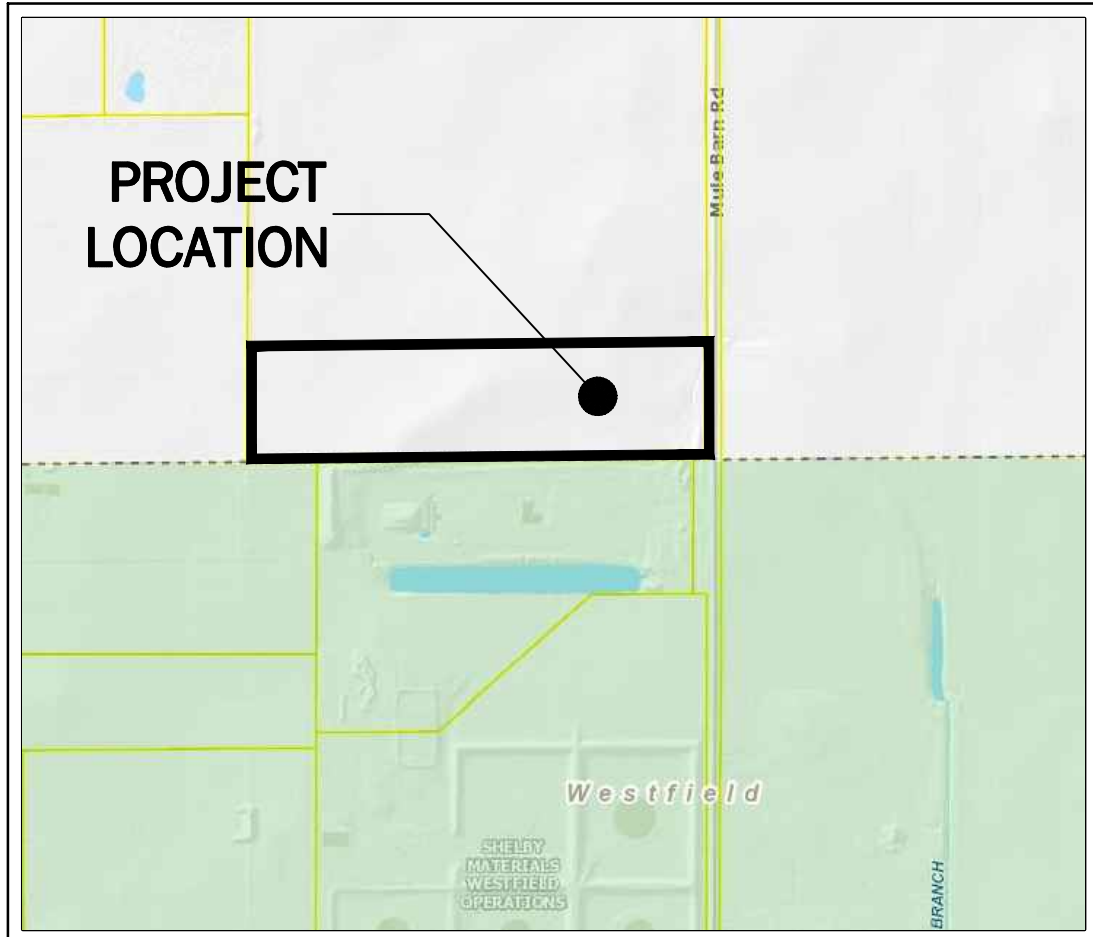
SOILS MAP

NOT TO SCALE



FEMA MAP

NOT TO SCALE



ZONING MAP

NOT TO SCALE

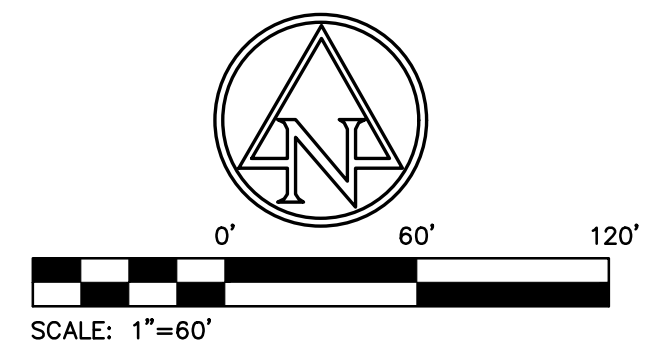
GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.






























!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



EXISTING LEGEND

- | | | | |
|---|-----------------------|---|-------------------------------|
|  | Air Conditioner |  | Stand Pipe |
|  | Bush |  | Spigot |
|  | Clean Out |  | Stump |
|  | Combination Pole |  | Telephone Pole |
|  | Electric Box |  | Telephone Pedestal |
|  | Electric Meter Box |  | Transformer |
|  | Gas Meter |  | Tree |
|  | Gas Marker Sign |  | Telephone Cross Box |
|  | Gas Valve |  | Water Meter |
|  | Guy Wire |  | -oh- Overhead Electric Line |
|  | Mailbox |  | -g- Buried Gas Line |
|  | Pine |  | -cht- Overhead Telephone Line |
|  | Pole | | |
|  | Post | | |
|  | Power Pole | | |
|  | Right Of Way Monument | | |
|  | Satellite Sign | | |

BENCHMARK DATA

(NAVD 88 DATUM)
HORIZONTAL AND VERTICAL ESTABLISHED BY OPUS
SOLUTION #72632790.200 AT POINT #500 ON INGCS
(HAMILTON COUNTY) CHECK NGS BENCH B112 (+0.003')

BASE #500 REBAR IN GRASS
ELEV: 900.03

TBM #50
MAG SPIKE SET NW SIDE UTILITY POLE #300-633, $\pm 30'$ EAST OF
C EAGLE TOWN ROAD AND $\pm 20'$ SOUTH OF C SR 32.
ELEV: 901.997'

TBM #51
MAG SPIKE EAST SIDE UTILITY POLE #074-600, $\pm 15'$ WEST OF \odot
EAGLE TOWN ROAD AND $\pm 60'$ SOUTH OF \odot GRASS FIELD
ENTRANCE.
ELEV: 900.343

TBM #52
MAG SPIKE EAST SIDE UTILITY POLE #199-699, $\pm 20'$ SOUTH OF
CL ASPHALT DRIVE AND $\pm 20'$ WEST OF CL STONE DRIVE.
ELEV: 904.140

TBM #53
RAILROAD SPIKE FOUND NORTH SIDE UTILITY POLE #300-638,
±60' SOUTH OF C SR 32 AND ±65' WEST OF C WASHINGTON
STREET.
ELEV: 897.097

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF THAT 10,000 ACRES TRACT OF LAND KNOWN AS THE "MARION TRACT", PREPARED BY TRACY L. MCGILL, PROFESSIONAL SURVEYOR \LS20500009 ON MARCH 26, 2021, AMERICAN STRUCTUREPOINT, INC. PROJECT NUMBER 2020.01414, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTHWEST 89 DEGREES 20 MINUTES 32 SECONDS MEAS. (BASED ON THE BEARING OF THE SOUTHWEST QUARTER-QUARTER SECTION LINE OF SAID QUARTER-QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 2 MINUTES 20 SECONDS WEST 327.64 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, PARALLEL WITH THE AFOREMENTIONED SOUTH LINE, 1,329.25 FEET TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS WEST 327.63 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 10,000 ACRES, MORE OR LESS.

**APPROVAL PENDING
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DATE: _____

06/04/2021

PROJECT PHASE:

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REVISION SCHEDULE

[illegible]

Project Number	2020.01414
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EXISTING TOPOGRAPHY PLAN

C100



imi
Irving Materials, Inc.



AMERICAN
STRUCTUREPOINT
INC.

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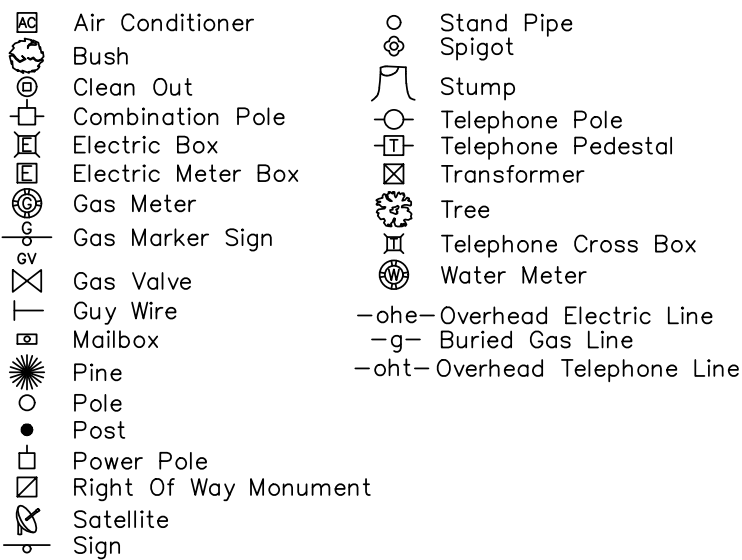
GENERAL NOTES:

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3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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- INDIANA UNDERGROUND -



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BEGINNING AT A THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, 13,229.25 FEET TO AN IRON NAIL GEOSPATIAL COORDINATE SYSTEMS (NGCS) "MARION", 1,329.90 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 2 MINUTES 20 SECONDS WEST 327.64 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, PARALLEL WITH THE AFOREMENTIONED SOUTH LINE, 1,329.25 FEET TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS EAST 327.64 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; AND CONTAINING 10 ACRES, MORE OR LESS.

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C200

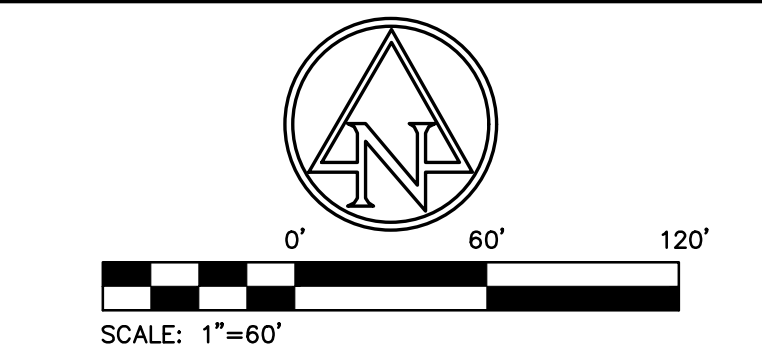
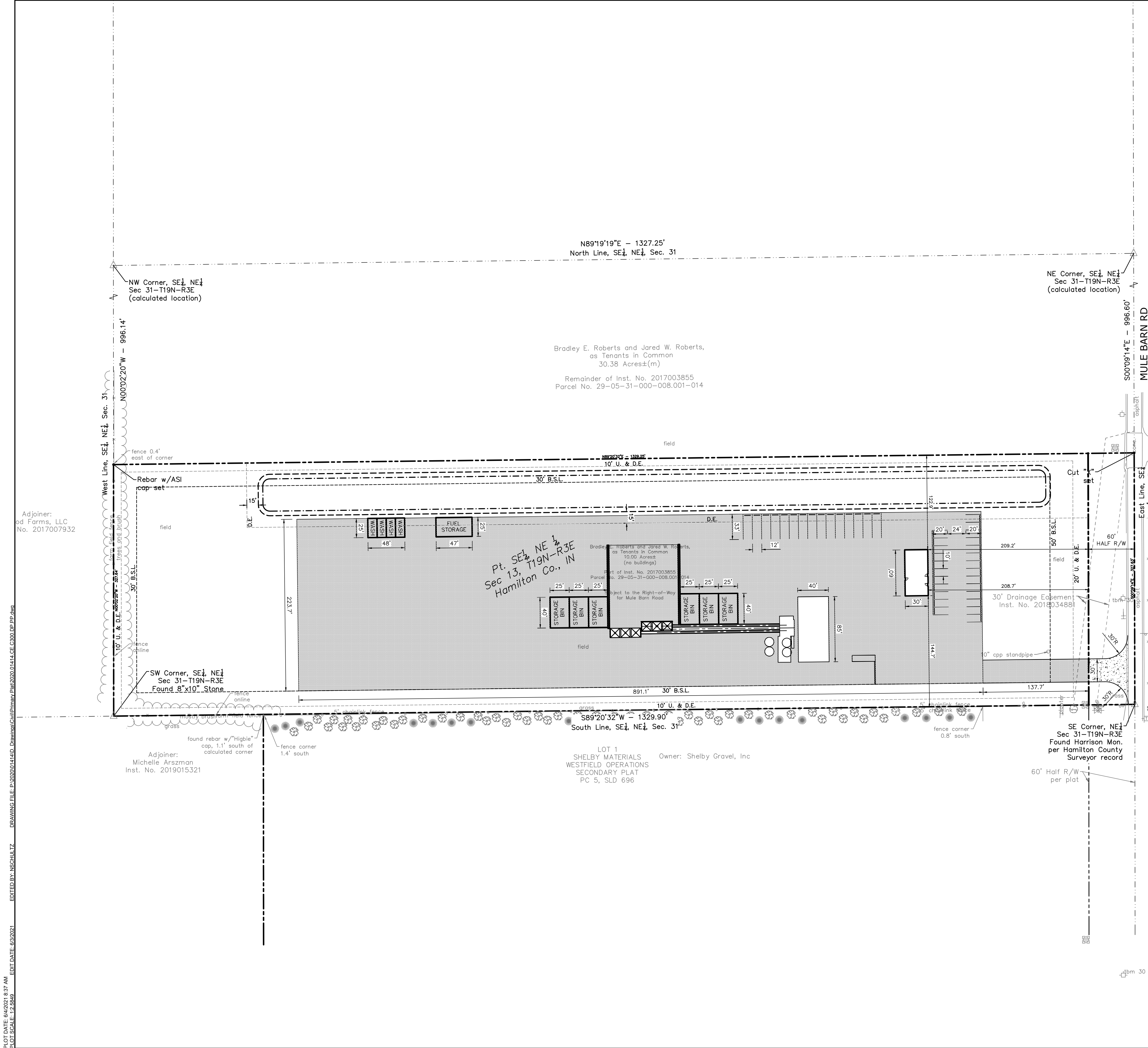
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— INDIANA UNDERGROUND

PLOT SCALE: 1:2.5849 EDIT DATE: 6/3/2021

Owner: Shelby Gravel, Inc.



EXISTING LEGEND	
	Air Conditioner
	Bush
	Clean Out
	Combination Pole
	Electric Box
	Electric Meter Box
	Gas Meter
	Gas Marker Sign
	Gas Valve
	Guy Wire
	Mailbox
	Pine
	Pole
	Post
	Power Pole
	Right Of Way Monument
	Satellite
	Sign
	Stand Pipe
	Spigot
	Stump
	Telephone Pole
	Telephone Pedestal
	Transformer
	Tree
	Telephone Cross Box
	Water Meter
	Overhead Electric Line
	Buried Gas Line
	Overhead Telephone Line

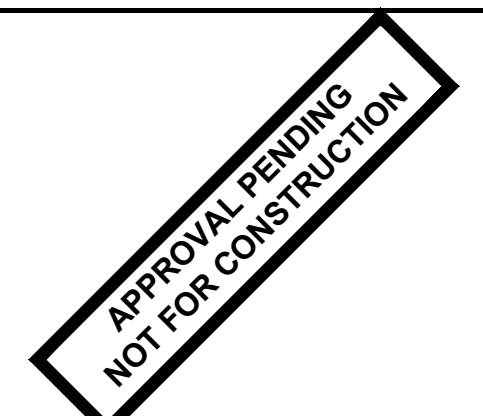
SITE LEGEND	
	GRAVEL PAVEMENT
	CONCRETE PAVEMENT

SITE DATA TABLE	
SITE ZONING:	PUD
PROJECT AREA:	10.0± ACRES
BUILDING AREA:	1,800 SF
SITE IMPERVIOUS AREA:	4.72± ACRES



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REVISION SCHEDULE		
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DEVELOPMENT PLAN

C300

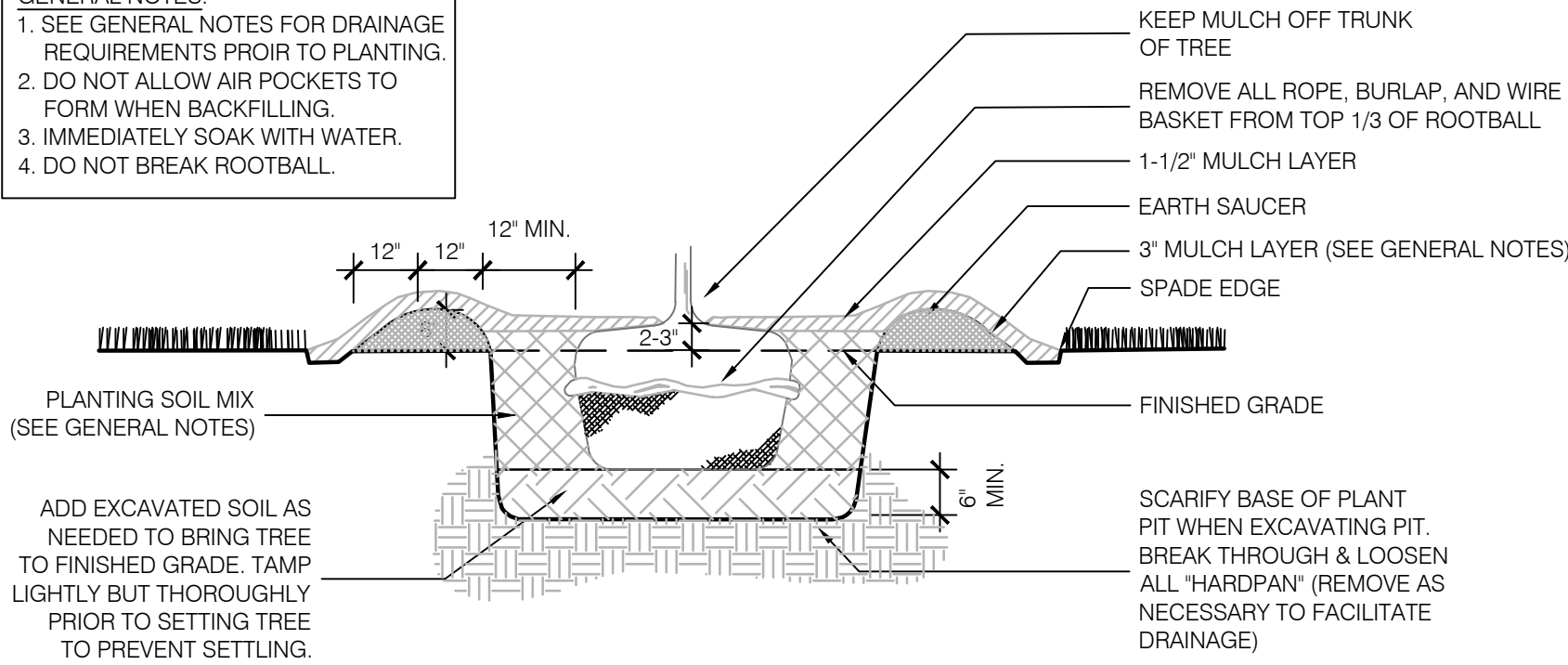
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GENERAL NOTES:
1. SEE GENERAL NOTES FOR DRAINAGE REQUIREMENTS PRIOR TO PLANTING.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

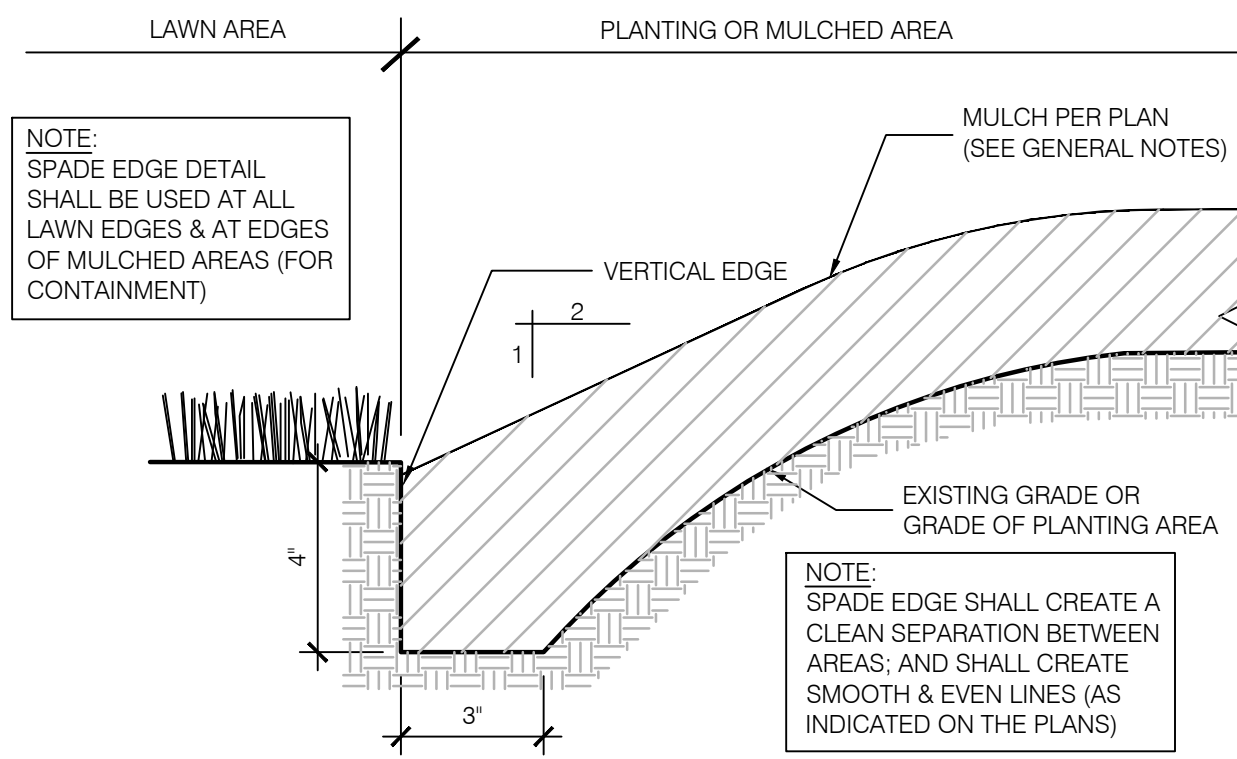


PLANTING PROCEDURE

- EXCAVATE ROOTBALL PIT
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISH GRADE.
- REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
- BACKFILL WITH SOIL MIX & "WATER IN"
- COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH
- STAKE & GUY SECURELY (AS REQUIRED)

02 TREE PLANTING DETAIL

L100 SCALE: 1/2"=1'-0"



01 SPADE EDGE DETAIL

L100 SCALE: 3\"/>

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AC	20	Abies concolor / White Fir	B&B	6' Ht.	As Shown
PA	43	Picea abies / Norway Spruce	B&B	6' Height	As Shown
PS	52	Pinus strobus / White Pine	B&B	6' Ht.	As Shown
PO	7	Platanus occidentalis / American Sycamore	B&B	2\" Cal.	As Shown
TC	10	Tilia cordata / Littleleaf Linden	B&B	2\" Cal.	As Shown
TS	11	Tsuga canadensis / Canadian Hemlock	B&B	6' Height	As Shown

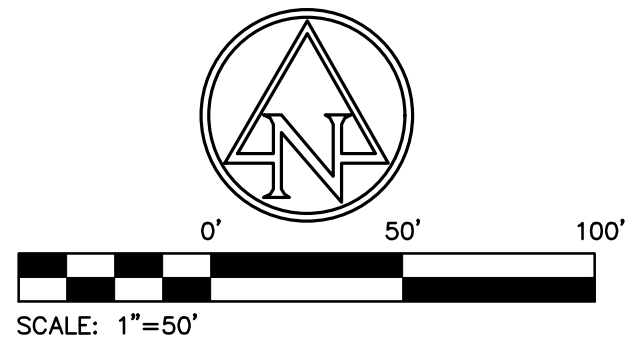
CONCEPT PLANT SCHEDULE

LAWN SEED - SUN AND PARTIAL SHADE MIX 209,024 sf
Seed mixes to be include hybrid varieties that are drought tolerant and winter hardy. See general notes for additional lawn seed information and installation requirements.

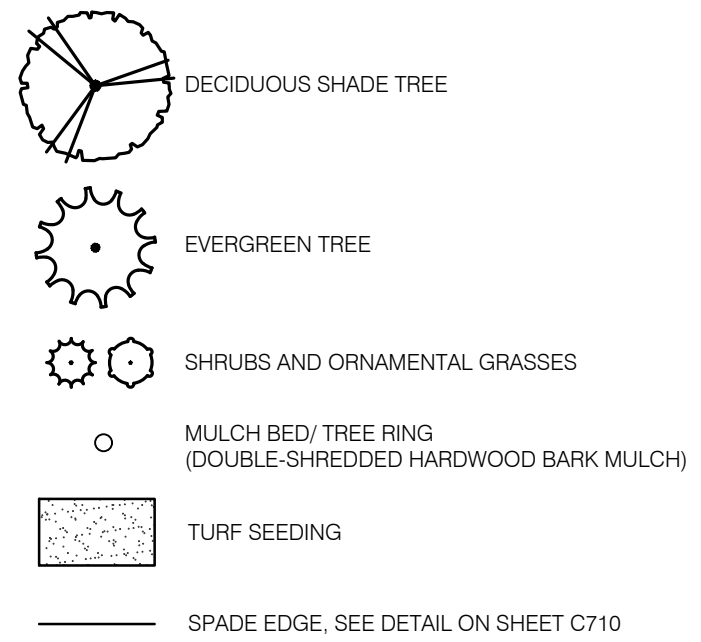
Festuca arundinacea / Tall Fescue 167,219 sf
Poa pratensis / Kentucky Bluegrass 41,805 sf

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL (3" TOPSOIL, 1" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEIOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURERS RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TWINE, ROPE, BURLAP, AND WIRE BASKETS SHALL BE REMOVED FROM TOP ONE-THIRD OF TREES PRIOR TO COMPLETION OF INSTALLATION. IN ADDITION, ALL EXCESS SOIL SHALL BE REMOVED FROM THE TOP OF ALL ROOTBALLS TO EXPOSE ROOT FLARE.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.



LANDSCAPE LEGEND



** NOTE: FOR FULL PLANT & TURF SCHEDULE, SEE SHEET C710**

imi
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LANDSCAPE PLAN

L100